



## Co-Operative Housing Society Limited

Marine Palace, Plot No 424, JSS Road, Opp Chandanwadi Municipal School, Near Marine Lines Station, Mumbai – 400002.  
Whats App – 9372228198, email – marinepalacechs@gmail.com

**Minutes of 11<sup>th</sup> Meeting of members of managing Committee of Marine Palace Co-operative Housing Society Limited held on 22<sup>nd</sup> Day of January, 2023 at Society Office on 1<sup>st</sup> Floor having address at C. S. No. 424 of Bhuleshwar Division, 7, Chandanwadi, Off J. S. S. Road (Chira Bazar), Marine Lines (E), Mumbai: 400002 and started at 10:30 a.m. transacted the following business: -**

Following Members were Present/Absent: -

1. Shri Hozefa Topiwala (Present)
2. Shri Vafada Irani (Present)
3. Shri Tushar Soni (Present)
4. Mr. Padam Bahal (Present)
5. Mr. Percy Mistry (Present)
6. Shri Kalpesh Shah (Absent) - Resignation Submitted
7. Ms. Harshika Bhadricha (Absent) - Resignation Submitted
8. Shri Shailesh Masani (Absent) - Resignation Submitted
9. Mrs. Renu Dhotre (Absent)
10. Smt. Vimlabai Patil (Absent)
11. Shri Mahendra Vaidya (Absent) - Resignation Submitted
12. Shri Mayur Chedda (Absent with due consent)
13. Mr. M. B. Gaikwad (Present)







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Beside the Board Members, Sub-Committee members namely: - Mr. Rajesh Jain of Flat No. A-1402 & Mr. Farshid Irani of Flat No. A-1703 were present & Mr. Atri Bhat of Flat No. B-1803 (invited) was present with permission of the Chairman.

1. To read and confirm the last Minutes of Meeting of Members of Managing Committee of the Society.

**RESOLVED THAT**, the Board of Members have read and discussed minutes of last meeting, and approved the transactions carried out so far as per the approvals of last meeting.

Proposed by: - Hozefa Topiwala  
Seconded by: - Padam Bahal  
Carried by: - Unanimously

2. To discuss and approve the expenses incurred during the previous months.

**RESOLVED THAT**, the list of cash expenses done in Previous Month is seen, examined and approved by everyone.

Proposed by: - Tushar Soni  
Seconded by: - Percy Mistry  
Carried by: - Unanimously

3. To discuss that the term of the Provisional Managing Committee of the Society is about to complete. Hence, the Society has to initiate the Election process and therefore appoint Shri Deepak Khandekar, as the Returning Officer for conducting the Elections of the Managing Committee of the Society for a further tenure of 5 years.

**RESOLVED THAT**, Mr. Deepak Khandekar, being from the panel of the Returning Officer as approved by SCEA and maintained by Divisional Joint Registrar be and is here by appointed as Returning officer of our society to conduct election of the Members of Managing Committee for the period of 5 years."







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Resolved further Chairman or Secretary be and is hereby authorized/directed by the Managing Committee to intimate to the Deputy Registrar about appointment of Mr. Deepak Khandekar, as Returning Officer to conduct society elections and to take necessary steps or actions as may be required in this regard."

Proposed by Vafadar Irani  
Seconded by Percy Mistry  
Passed unanimously.

4. To discuss and decide upon the resignation received from few managing committee members vide their letter dated 18-12-2022.

**RESOLVED THAT**, the resignation received through a common letter from group of few Managing Committee members is taken on record and after reading the contents of the letter and assessing the entire episode which happened on 18-12-2022 at the SGBM, it could be made out and concluded that the same was out of personal altercation that happened on society whatsapp forum (dated 11-12-2022) regarding retaining CCTV footages dated 04-07-22 and interfering the privacy of society members movements. Further, the incident was escalated as Mr. Atri Bhatt in the SGBM questioned Mr. Rajesh Shah the reason why he was seating alongwith Mr. Kalpesh Shah on the chairs reserved for the Managing Committee members though as on the date Mr. Rajesh Shah was/is not a member of the society. Hence upon assessment the present members, to maintain peace and harmony within the society have decided not to address the episode further and resignations so submitted by such managing committee members be hereby accepted and election as decided be conducted for the formation of new committee accordingly.

Proposed by Padam Bahal  
Seconded by M. B. Gaikwad  
Passed unanimously.

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5. To discuss and decide about allocating fund from welfare fund for festival round the year.

**RESOLVED THAT**, upon assessing the list provided by board member Mrs. Renu Dhotre the present members have sorted the following festivals & national holidays from the calendar year 2023 which shall be funded from the society welfare account and the amount for the same be decided by the office bearers at their end.

Republic Day	→	26-01-2023.
Gudi Padwa	→	22-03-2023.
Independence Day	→	15-08-2023.
Ganesh Chaturthi	→	19-09-2023.

Proposed by Hozefa Topiwala

Seconded by Padam Bahal

Passed unanimously.

6. To discuss and decide upon Transfer of flats whose applications is/are received/pending.

**RESOLVED THAT**, the transfer application by virtue of gift deed received from one Mr. Anupkumar Bahadur Jaiswal regarding Shop No. 7 on ground floor, stands in the name of Mr. Pramod Bahadur Jaiswal being legal heir and partner of M/s. Bajrang Chana Mart as per the society records and the documents available/submitted are found to be incomplete, hence the transfer application is to be kept on hold and decided that society should obtained indemnity bond from the transferor thereby giving public notice in three newspapers (English, Hindi & Marathi) inviting objections/claims from public at large for such transfer to be initiated by the society and the cost of the same has to be borne by the transferor.







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**FURTHER RESOLVED THAT**, the transfer application of Mrs. Aruna Rajesh Shah & 2 Ors. kept pending vide resolution no. 3 of the 9th Meeting of members of managing Committee held on 06-11-2023 was taken up for discussion today and board members found that the member/owner Mr. Vijendra Ashok Shinde have stated in the said sale deed that Society NOC is obtained by him which is contrary, now since the documents executed and submitted are found to be incomplete, the transfer application is to be kept on hold and decided that society should obtained indemnity bond from the transferor/s thereby giving public notice in three newspapers (English, Hindi & Marathi) inviting objections/claims from public at large for such transfer to be initiated by the society and the cost of the same has to be borne by the transferor/s.

Further, it is quite evident from the sale deed that the transferor/s are aware that society was formed on 12-01-2022, hence on what grounds builders/developers/promoters have given and the transferors have taken the parking allotment vide letter dated 22-09-2022. Therefore, such allotment of parking is considered to be void till further explanation is provided by the transferors.

Proposed by Tushar Soni  
Seconded by M. B. Gaikwad  
Passed unanimously.

7. To discuss and decide on certain correspondence (letters on record) received/done by society office bearers with/by member/s.

**RESOLVED THAT**, the following correspondences are other than the regular back office communication done by the office bearers are brought to the knowledge of the board and dealt accordingly:-







## MARINE PALACE

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- i. **Letter dated 11-01-2023 (Makar Sankranti)** → Taken on record and discussed that the same was contrary to what was decided in the SGBM held on 18-12-2022 and no such incident should reoccur again, hence for disciplinary reasons; all/any such member/s proposing such event if not in the common interest of all the members of society, the same shall be liable for rejection. Members should adhere and abide by the decisions concluded in Board Meetings/ SGBM/EGM/ AGM for the peaceful and togetherness environment within society.
- ii. **Letter dated 12-01-2023 from Mr. Kalpesh Shah** → Taken on record and accepted the request accordingly.
- iii. **Letter dated 17-01-2023 from Rajesh Ruia** → Reply given by the office bearers, but the applicant did not come for inspection.
- iv. **Letter dated 17-01-2023 from M/s. SJI Reality Pvt. Ltd.** → Reply given by the office bearers and an inspection was accordingly conducted by company's director.
- v. **Letter dated 20-01-2023 from Rajesh Ruia** → Taken on record and discussed of not providing the requisite details due to incomplete information.

Proposed by: - Percy Mistry

Seconded by: - Padam Bahal

Carried by: - Unanimously

8. Any other matter with the permission of Chair.

With permission of the chairman following issues were discussed: -

- a. **Notice Served to Defaulters:** - It was brought to the knowledge of the board members that Notice dated 22-12-2022 for Payment of outstanding dues was served on defaulter members namely Mrs. Sangeeta Gopale (B-2001) & Mr. Behram Irani (A-503).







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- b. **Voilation of Rules:** - It was brought to the knowledge of the board members that upon complaint received from gym trainer it was verified by the office bearers that there was violation done by conduct of Mr. Kalpesh Shah entering the gym premises during off hours without information to security or the management and hence a intimation be given to him that no such incident reoccurs.

Proposed by: - M. B. Gaikwad  
Seconded by: - Hozefa Topiwala  
Carried by: - Unanimously

The abovementioned were adopted by the board and passed unanimously.

Meeting concluded with a vote of thanks to the Chair.  
Dated this **22<sup>nd</sup>** day of **Jan., 2023** at Mumbai.

